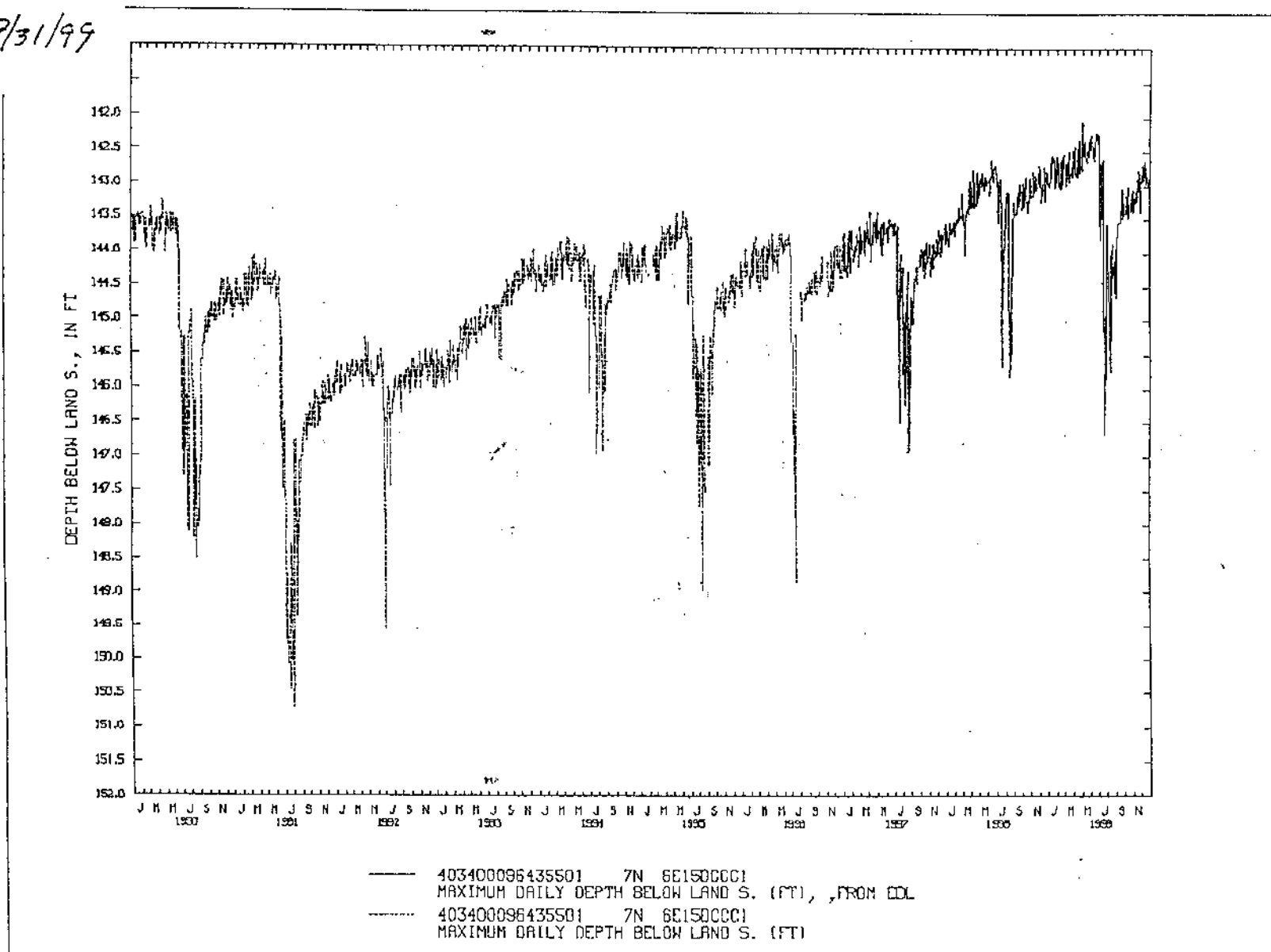
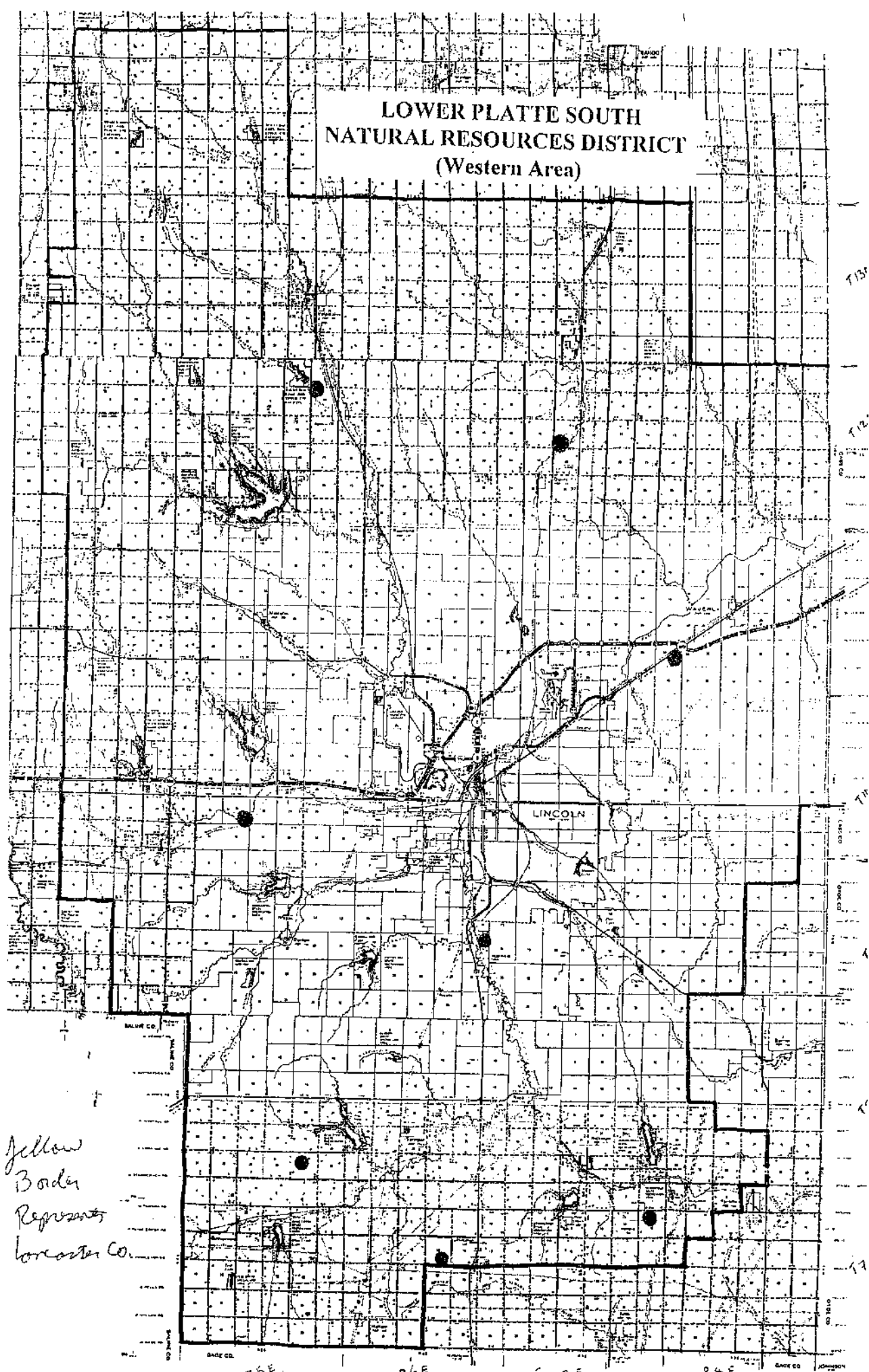


PRINCETON

1/1/90 - 12/31/99



LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT
(Western Area)



Yellow
Border
Represents
Lancaster Co.

From: Russell Miller
341 S. 52 Street
Lincoln, Nebraska 68510

26 March 2002

To: Lincoln City / Lancaster County Planning Commission

Encl. 1: Beal Slough storm water flows

Subject: Comprehensive Plan Revision

Dear Commission Members,

After reading the various articles in the newspaper, I would like to restate the idea that it is not your responsibility to insure the financial success of any individual or developer who is 'speculating' on land. However, I do think it is your responsibility to insure plans and requirements are in place that prevent financial damage to the general population.

An example of this **not** happening is the development of the Beal Slough watershed in the 80's and 90's. The various developers do not have to pay for increased potential flood damage that their projects will cause (as documented by the Beal Slough Stormwater Master Plan; Olsson Associates & Wright Water Engineers June 1999) nor do they pay for the increased flood insurance premiums that are due annually. Common sense would reveal that the water that they are pushing off their property has to impact something downstream. The irony of the situation is that the proposed solution involves building a large holding pond near 70th and Yankee Hill Rd. which irritated those property owners greatly. My point is that if the developers 'feet had been held to the fire' and made to do a truly quality project originally, the city taxpayers would not have to confront the flooding problems that we are facing now.

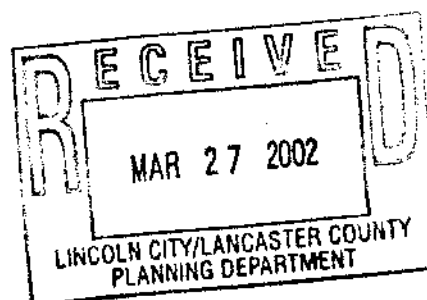
The Comprehensive Plan should forcefully protect the floodplain of Salt Creek from anymore development unless the builder can certify 'zero net rise' which a quality project can do. (It is my opinion that developers are very knowledgeable of the flood plain and know what they are getting into. The innocent home owner does not understand flood plain creep.)

The Comprehensive Plan should protect the water retention characteristics of Wilderness Park by making it wider and/or zoning the Park's adjacent east and west sides (that are in the flood plain) for uses that do not involve impervious surfaces. (An possible acceptable use might be extremely upscale housing on 5-10 acre lots but we cannot have a warehouse/manufacturing district with their impervious paved parking lots and rooftops.)

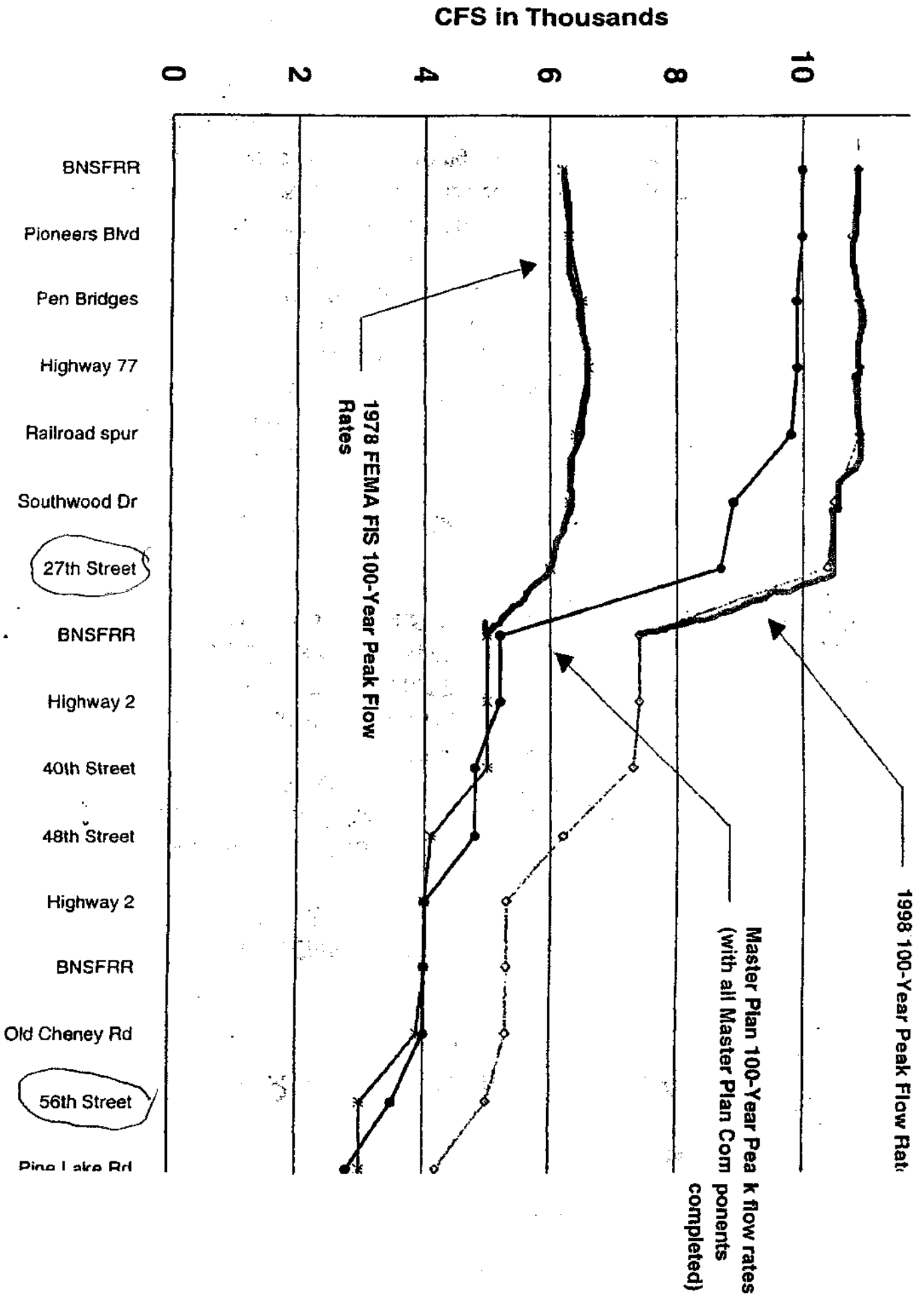
Thank you,

Russell Miller

Russell Miller



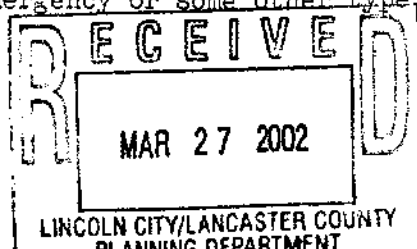
Enclosure 1: Figure ES-5 from BEAL SLOUGH STORMWATER MASTER PLAN



Good Afternoon. My name is Sue Dobberstein, and I live at 3628 S. 77th Street here in Lincoln. I'd like to thank you for the opportunity to speak to you today.

I'm representing my 84 year old mother who owns property on Branched Oak Road, between First Street and N.W. 12th Street. My parents purchased this land 55 years ago, farmed it as long as they were able, and were good stewards of this land. They assumed it would provide security for them after they were no longer able to work and it has up until now. Frankly, I'm extremely concerned about what is going to happen to Mom and many other landowners in Northern Lancaster County if the comprehensive plan is approved as is. My mother is depending upon the farm to continue to be her retirement security. The income the farm provides augments Mom's other benefits so she can cover her expenses--Mom has diabetes, hypertension, glaucoma and a partial artery blockage which means she (like many other older and not so old people) has high medical expenses. If all of the proposals suggested in the draft of the comprehensive plan are instituted, she, and many other citizens of Northern Lancaster County are going to be left with very little or without a livelihood entirely, and the smaller communities will go into decline and eventually die.

I am referring to the proposals to have a density limit of 8 houses per square mile, smoke buffers, and 500 foot buffers to preserve tiger beetles, which may not truly be endangered and further may not be in some of the areas shown, and to preserve wetlands, native prairies and grasslands. If you would look at this map, I've outlined my Mother's property. You will note that Little Salt Creek runs through it. This is the 500 foot buffer zone shown. It leaves very little. Also, the Nature Conservancy owns about 160 acres across from my Mother's property--now add a 1/4 to 1/2 mile smoke buffer; then consider that on the square mile that my Mother's property is on, there are already nine houses. There are others who will suffer the same fate as my Mom. What happens when there is a medical emergency or some other type of emergency?



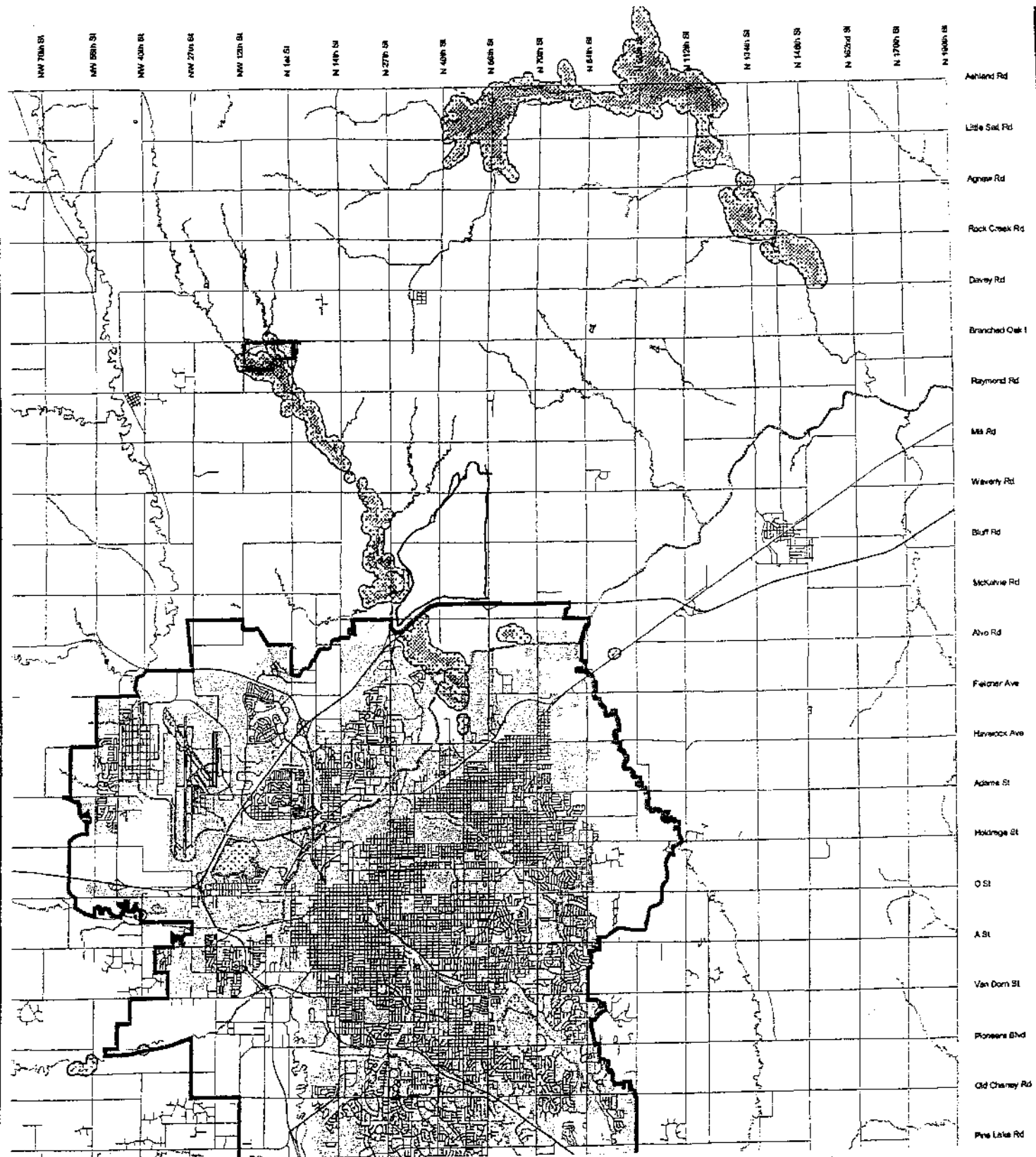
I also have some other questions. Will the 500 foot buffer be available for useage? Who will maintain this property? Who will bear the cost and do the labor? If Mom tries to sell this property, will it be worth the fair market value before restrictions and what she could get for 20 acre plots, or would she be offered "wasteland" prices --that's the evaluation used on the Nature Conservancy property for taxes? How many people do you think would be interested in purchasing land with 500 foot buffers, smoke buffers, etc? These changes would devalue much of the land in Northern Lancaster County. If this devaluation occurs, where is the tax base to support our schools and communities? What happens to the landowners? There is a map on page E-33 of the comprehensive plan showing all existing wetlands. Will there be an attempt to save all of these wetlands? Add to this the areas with native prairies, grasslands, 500 foot buffers for tiger beetles, and 1/4 to 1/2 mile smoke buffers. What percentage is this of the total land area in Northern Lancaster County? Again, who will be covering the cost and maintenance? If it is purchased (hopefully at the fair market value prior to restrictions) where will those dollars come from? Can a person be forced to sell? At what price to those who own the land and have known only one way of life? Will these various areas be opened to the public? This opens another whole realm of questions. What happens with the mosquito infestations? Mosquitos thrive in these damp areas. What happens if the West Nile virus, moving this way and carried by mosquitos, gets established? It's often fatal to humans and also kills birds and animals. What about liability? What about traffic and the disruption to surrounding areas?

I urge you to consider all of this in your decision making process and am asking you to leave the density zoning ordinance for the number of homes per square mile as is, at one home per 20 acres. I also ask you to consider if burning is necessary--this method was never used in the 55 years the property has been

5

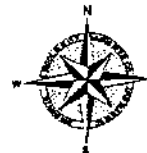
owned by my parents. I ask you to delete the idea of smoke buffers as listed on page F-61 or at least consider the use of covenants rather than buffers. I also would like you to reconsider the 500 foot buffer all along Salt Creek for the tiger beetles. At least reduce the amount of land; not all sites have beetles any more, per a University report. Lastly I would urge you to closely consider the economic hardships this comprehensive plan would place on the landowners of Northern Lancaster County. Ask yourself, "Is it reasonable, fair and just?"

Thank you for listening to these concerns.



Saline Wetlands-Outside City Limits (12-14-01) with 500 Foot Buffer

Saline wetlands shown are Category I and Category II from the
*Resource Categorization of Nebraska's
Eastern Saline Wetlands*



Lincoln-Lancaster County Planning Commission
March 27, 2002

I'm here to speak for the quality of life in Lincoln, reflected in our parks and green space, in habitat for birds and wildlife. The Comprehensive Plan is our best opportunity--perhaps our only opportunity--to defend the community's interest in protecting irreplaceable saline wetlands, virgin prairie, and stream corridors, along with Wilderness Park. I want these to be resources for my grandchildren and their grandchildren.

The purpose of business is earning money, and businesses serve the community in doing so. But their primary concern is making money, not making decisions for the common good. Government's work is regulating for the community's best interest. The work of business is making money on land development, or in maximizing public funding to further private interests such as adding a road to serve an owner's business. We've seen examples in the series of Realtor advertisements implying that more land set aside for development would increase availability of affordable housing. Maybe--or maybe not. The request is ~~focused on~~ removing green space from public use.

Including further study of a new road crossing Wilderness Park in the Comprehensive Plan is another example of private money trumping public good. This vote was taken after consulting traffic engineers confirmed previous studies that such a road would not significantly improve traffic flow and would cost taxpayers an estimated \$45 million.

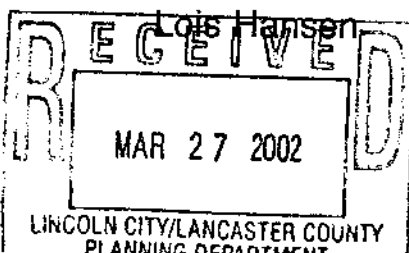
It seems repetitive to point out reasons the road crossing Wilderness Park is opposed by so many citizens, as well as by engineering recommendations. The destructive environmental impact includes: pollution of water and bank erosion on the creek; noise pollution, deterioration of native plant species, and polluting highway runoff which is destructive to habitat for birds and wildlife.

To degrade the park for the sake of a road that even traffic engineers are not recommending challenges reason. To place further study of it in the Comprehensive Plan puts the park at risk again and again for road consideration. Don't do it. It has been studied enough. Wilderness Park, the wetlands, and stream corridors are irreplaceable natural environments. Let's extend these precious resources, not diminish them. If the Planning Commission and the City Council don't act for the good of all of us over private profit, who will? Please hold fast to the principle of placing value on human and natural resources for Lincoln and Lancaster County.

Lois Hansen

2611 South 46th St. Lincoln, NE 68506

488-0630



W. MICHAEL MORROW
TERRANCE A. POPPE
ROBERT R. OTTE
DAVID W. WATERMEIER
TIMOTHY C. PHILLIPS
JOEL G. LONOWSKI
JOSEPH E. DALTON
KELLY N. TOLLESEN
JENNIFER S. LILIEDAHL

**MORROW, POPPE, OTTE,
WATERMEIER & PHILLIPS, P.C.**

Attorneys at Law

A Limited Liability Organization

TELEPHONE: (402) 474-1731

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Location:
201 N. 8th Street, Suite 300
Lincoln, Nebraska 68508

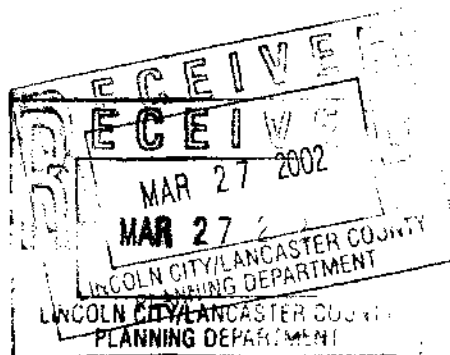
Mailing Address:
P.O. Box 83439
Lincoln, Nebraska 68501-3439

March 26, 2002

Lincoln Lancaster County Planning Commission
Greg Schwinn, Chairman
City Hall Building
555 South 10th Street
Lincoln, NE 68508

Annette McRoy, Chair
Lincoln City Council
555 South 10th Street
Lincoln, NE 68508

Lancaster County Board of Commissioners
555 South 10th Street
Lincoln, NE 68508



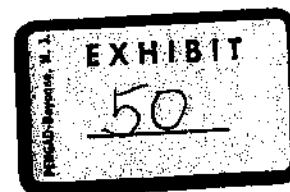
RE: Amendment to Lincoln City- Lancaster County Comprehensive Plan

Dear Lincoln/Lancaster County Public Officials:

Please be advised that this office represents StreiKing Farms with respect to its property located North of I-80 between North 27th and 40th Streets. (Hereinafter the "Subject Property"). Enclosed herein, please find a Motion to Amend the Proposed 2025 Lincoln City- Lancaster County Comprehensive Plan. (Hereinafter the "Proposed Plan"). The Motion asks that the Proposed Plan include as a Tier I property the area located on Attachment "A" to the Motion. Essentially, the amendment would keep the Lincoln City- Lancaster County Comprehensive Plan of 1994 (hereinafter "1994 Comprehensive Plan") intact with respect to the Subject Property.

In support of the Amendment, we set forth the following:

1. The subject property was previously categorized as a Tier I property in the 1994 Comprehensive Plan. Those owning property in the subject area have relied upon the 1994 Comprehensive Plan's Land Use designation since the Plan was



approved in 1994 when planning for the potential development and use of their property. To remove the subject property from the Tier I group after nearly eight (8) years disables any plans for development and use implemented to date without prior notice or justification.

2. Previously a Preliminary Proposal was submitted to the Committee seeking continued designation of the Subject Property as a Tier I property. After review, the Committee did not recommend the proposal due to the "numerous environmental and infrastructure issues that need to be resolved."
 - a. Environmental Issues: The Subject Property is located on Saline Wetlands which calls into question the Tiger Beetle issue. At the present time, a study has not been completed to determine what, if any effect the Development of the Subject Property would have on the Tiger Beetle and/or it's habitat, including whether the Tiger Beetle is likely to remain in the area, the populace of the Tiger Beetle, whether the presence of the Tiger Beetle has any positive/negative impact upon the ecosystem of the Subject Property, and the effect a less restrictive buffer zone may have on whether the surrounding area may be developed without effecting the Tiger Beetle. In fact, while the Proposed Comprehensive Plan sets forth development over the next twenty-five (25) years, no study even indicates that the Tiger Beetle will be found on the Subject Property tomorrow. Essentially, we are relying upon incomplete and inconclusive data in shaping the city over the next twenty-five (25) years, and allowing the threat by the Federal Government to place the Tiger Beetle on the Endangered Species List dictate the confines of our autonomous community. The Proposed Comprehensive Plan's removal of the Subject Property from Tier I preemptively strikes against the land owners based on an inconclusive, at best, finding and the threat of the Federal Government. It just makes good sense to proceed with development as previously planned until there is a finding that doing so WILL be harmful to environmental factors.
 - b. The infrastructure issues essentially turn on whether or not the area can be affordably sewered. Currently, a ridge line would have to be crossed to sewer the subject area; however, once the expense of crossing the ridge line is born, the potential to develop North of Lincoln is limitless. Ridge line's have been crossed in the past when doing so would provide for development of our community. Other major infrastructures necessary to develop the Subject Property currently exist, including access to the area from I-80 and North 27th Street.
3. Equalized Expansion For All Areas- The Proposed Comprehensive Plan should provide for equal expansion in the North, South, East and West. The Proposed Comprehensive Plan does not call for equal development in the North. Failing to provide for equal development over the next twenty-five (25) years will create

vast differences in the socioeconomics of the areas and may hurt the existing commercial areas in the North. Equal development and affordable housing should remain a goal of the Board.

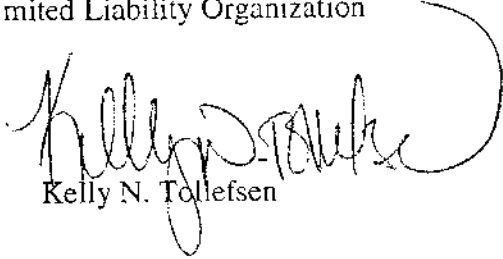
4. The Subject Property is highly visible from the interstate and could provide vast commercial opportunities which will strengthen the community as a whole.

We respectfully request that you review the enclosed Amendment. If you have any questions or concerns, please do not hesitate to contact me.

Yours Truly,

Morrow, Poppe, Otte,
Watermeier & Phillips, P.C.
A Limited Liability Organization

By:


Kelly N. Tollefsen

MOTION TO AMEND

COMES NOW the below signed Applicant and moves to amend the 2025 Lincoln City-Lancaster County Comprehensive Plan as follows:

Amend the 2025 Lincoln City- Lancaster County Comprehensive Plan on page F28 to include in Tier I the property located North of Interstate 80 to Waverly Road, in-between North 27th Streets and North 40th Streets, so that the Land Use Plan is consistent with the 1994 Lincoln City-Lancaster County Comprehensive Plan as set forth in attachment "A" hereto.

STREIKING FARMS, Applicant

By: Morrow, Poppe, Otte,
Watermeier & Phillips, P.C.
A Limited Liability Organization
201 North 8th Street, Suite 300
P.O. Box 83439
Lincoln, NE 68501-3439

By:

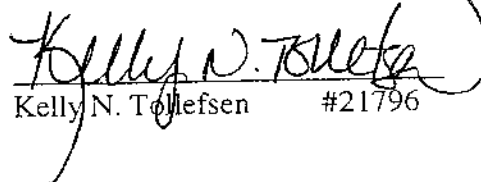
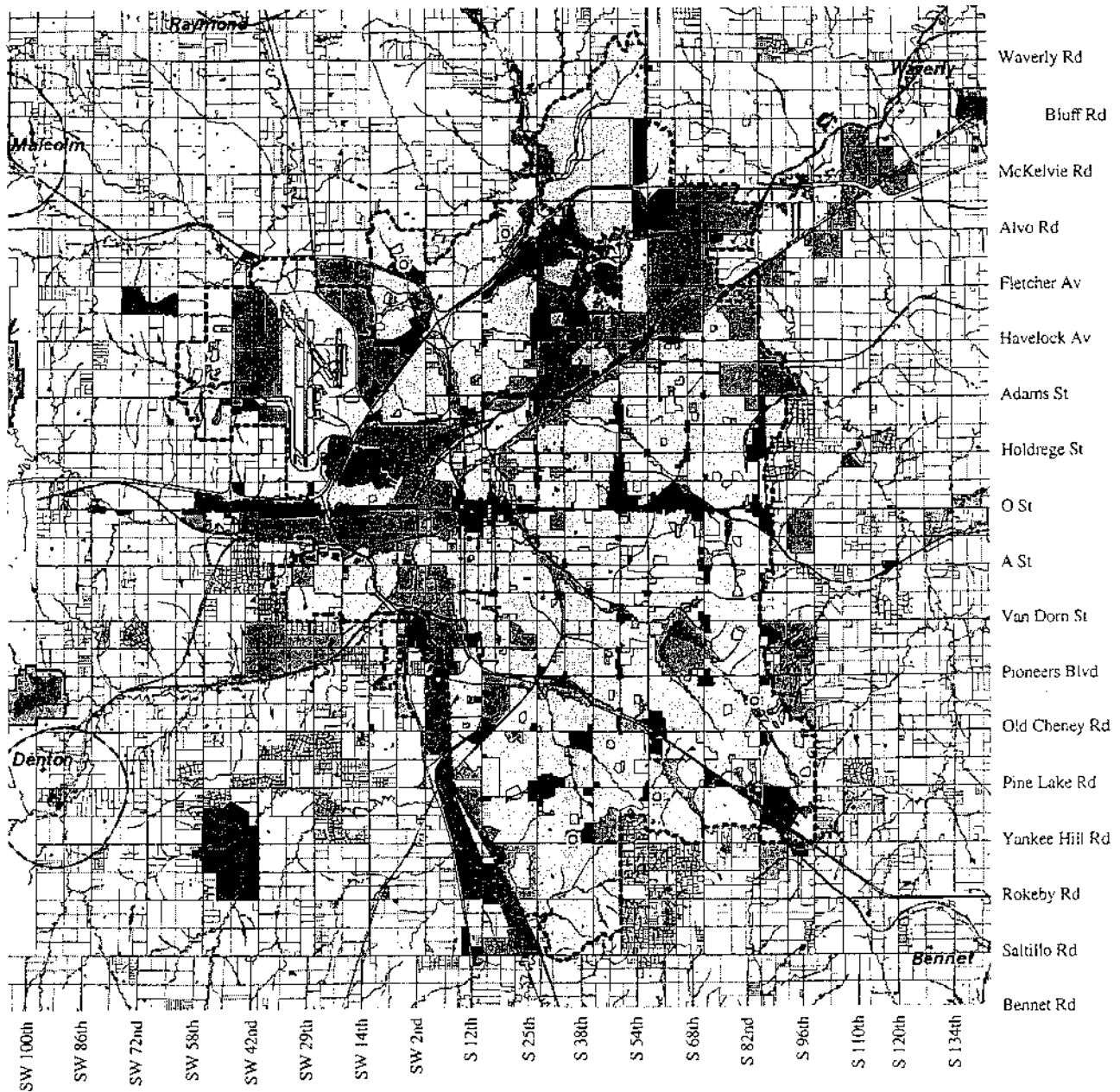

Kelly N. Tollefsen #21796

Figure 16 LINCOLN'S LAND USE PLAN



LEGEND

- | | |
|---------------------------|-------------------------------------|
| Residential, Urban | Public and Semi-Public |
| Residential, Low Density | Wetland and Water Bodies |
| Commercial | Natural / Environmentally Sensitive |
| Industrial | Agricultural |
| Parks and Open Space | Urban Village |
| ---- Future Service Limit | |



From: Chris Sommerich

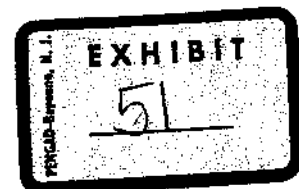
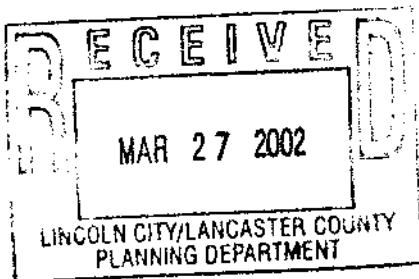
To: The Lincoln/Lancaster County Planning Commission

Re: Testimony for the inclusion of the Greenprint elements into the Comprehensive Plan

When I chose the University of Nebraska for graduate school over other opportunities a couple of years ago, my decision to remain in Lincoln revolved in large part around quality of life issues. Lincoln and Lancaster County currently have much to offer in terms of culture, entertainment, recreation, and most importantly to me, the presence of quality natural environments. This has also kept me here upon completion of my Master's degree in 2001.

As a graduate assistant in 1999 and 2000, one project I worked on was compiling information on demographics and the quality of life in Lincoln that is made available to prospective graduate students. The amount of "green space" and the natural resources in the vicinity is one of the strongest selling points for this community, and prospective grad students from outside of Lincoln always seemed impressed and even surprised by the diversity and quality of our natural environment.

By recognizing the importance of the Greenprint elements of the draft Comprehensive Plan, the Planning Commission is helping to preserve important wildlife habitat such as wetlands, prairies, and woodlands, *and* ensuring that Lincoln remains an attractive place for people that value quality of life over endless sprawl and housing developments. As new parents and first-time homeowners, my wife and I appreciate living in Lincoln and having access to the ecological wealth in the vicinity. However, if a Comprehensive Plan is adopted that ignores the protection needs of our natural environment, there is one less reason to remain here for the long term.



Mark Hansen

From: "Mark Hansen" <mhansen4@neb.rr.com>
To: "Anne E Hansen" <cm14113@alltel.net>; "JoAnn Hansen" <mohave85@aol.com>; "don james hansen" <dtdjrb@aol.com>
Sent: Wednesday, March 27, 2002 12:16 PM
Subject: planning, 3/27

Planning Commission members,

My family owns approximately 160 acres located in the Southeast corner of the intersection of 70th and Yankee Hill Road, generally the Northwest quarter of 27-9-7. **You will find this property on page F 32 of your materials.**

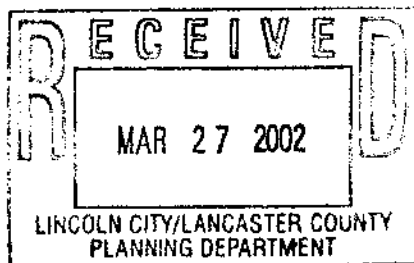
In the proposed comprehensive plan, we understand that this property is designated as high Density Residential land use and Tier 1, priority 3 urban growth. We agree with the proposal to rezone the property to high density residential. **We would like to request you consider a change from Urban Growth Tier 1, Priority 3 to Tier 1, Priority 1.**

Rationale for the requested change is:

- 1) Land immediately Northwest of this property is currently being platted or is now being physically developed. This currently developing land is located just across the intersection of 70th and Yankee Hill Road.
- 2) Sewer infrastructure as part of the development noted above will run to the corner of 70th and Yankee Hill Road, making future development of infrastructure on our property simple and cost-efficient in the near term.
- 3) We have recently been in contact with a number of developers and we believe developer interest in the property is high.
- 4) Lincoln Public School District Leasing already has land at 68th and Yankee Hill Road:
20.00AC+- in the east part of lot 40 SW, the South part of lot 38 SW and in the South part of W1/2 SE all in 21-9-7
- 5) Other nearby property, proposed in the plan as Tier 1, Priority 2 is already in low-density acreages, making further substantive residential development difficult, whereas our property can offer over 150 acres of contiguous property for efficient, high-density residential development in the near term.

Thank you for considering our request. If you have any questions, please feel free to contact us at (402) 434-7152.

Anne and Mark Hansen, JoAnn and Robert Hansen
 9100 South 70th Street, 8500 Mohave Drive
 Lincoln, NE. 68516-9402
 (402) 434-7152, (402) 423-5849



3/27/2002



Audubon NEBRASKA

P.O. Box 117
11700 SW 100th Street
Denton, NE 68339
Tel: 402-797-2301
Fax: 402-797-2304
www.audubon.org

From: Marian Langan, Director, Audubon Spring Creek Prairie
To: The Lincoln/Lancaster County Planning Commission
Re: Testimony for the inclusion of the Greenprint elements into the Comprehensive Plan
Date: March 27, 2002

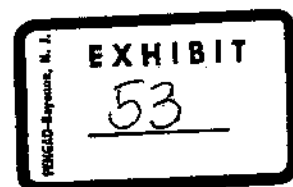
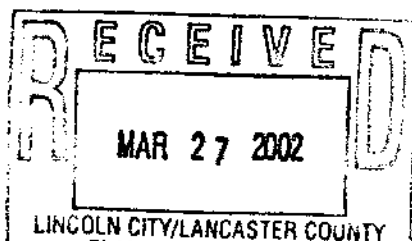
As humans, history is important to us. Our stories, our schools, and our lives are filled with it. We commonly look to history to provide us with knowledge. Knowledge can allow us to learn and by learning we are able to make better decisions. It gives us a chance to capitalize on the mistakes of other well-meaning people, giving us the opportunity to avoid the same mistakes.

Today it can allow us to avoid mistakes that have been made by communities all across our country. Communities with little identity beyond concrete and franchises. Polluted communities. Communities where children have no green spaces, no healthy places to explore, to search for frogs and dragonflies. Communities where the choices were made to benefit a few chosen interests instead of the community at large. Communities where the decisions were made with zoning laws that had already proven incapable of responding to the demands of the times, but where the old zoning was continued for lack of courage to improve it.

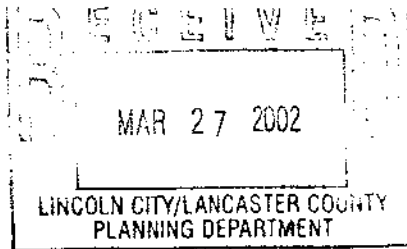
You, as the Planning Commissioners, are at a historical juncture for our community. Dedicated citizens have worked long hours to ensure that the draft Comprehensive Plan contains the wishes of the Lincoln and Lancaster County citizenry. In the planning department's own survey, these citizens repeatedly responded that they wanted growth planned in a way that preserves the natural environmental qualities of the county. They want the city and county to maintain and preserve existing wetlands, streams, trees, wildlife habitat and other natural resources. They want the quality of rural life and highly productive agricultural land in Lancaster County preserved.

So far, the Comprehensive Plan has responded to most of those desires. The Greenprint Challenge is a visionary document. The incorporation of the Greenprint elements into the draft Comprehensive Plan has shown true leadership. Leadership that seeks a future filled with the things that make Lancaster County our own: the native tallgrass prairies, like Audubon Spring Creek Prairie, with their beautiful vistas of big bluestem and coneflowers, where children can play in the tall grasses much as they did one hundred and fifty years ago; the unique saline wetlands that support forms of life found nowhere else on earth; and the riparian corridors and freshwater wetlands where our water is cleansed and where children can explore as many of us did when we were young.

Communities do not regret making decisions to save natural spaces. They do not regret having clean water, fresh air, and open spaces. They do regret the loss of these precious treasures once they are gone. I urge you to be strong and keep the Greenprint elements in the Comprehensive Plan. The present and future inhabitants of this place, Lancaster County, will thank you.



March 27, 2002



To the Lincoln-Lancaster County Planning Commission

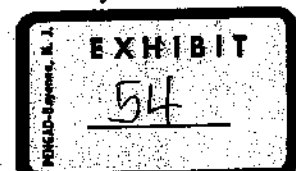
Regarding the proposed Comprehensive Plan

I write to express supporting arguments for my brief testimony to you today. In apologizing for the length of this letter, you will also notice herein the expression of considerations that could not be raised in the time of the testimony.

This letter is generally in support of the environmental stewardship aspects of the Plan's vision statement, and specifically to the commitment to preserve unique and sensitive habitats as these are expressed in the "Environmental Resources" section of the "Future Conditions" chapter. I personally believe that the "Greenprint Challenge" represents one of the most truly creative endeavors to have arisen from the planning process, and is potentially a critical turning point around which we begin to develop a more sustainable way of living in this place. Aspects of the Greenprint, of course, have a long history in the planning process. It is now time to make this vision a central part of our community's future.

SUSTAINABLE FUTURE: I will not take time to express support for all the component virtues of the Greenprint vision, but I would like to emphasize a few of the many very big reasons to adopt this vision. First, the Greenprint work comes as a hopeful sign that our body politic is aware of the environmental dilemmas we have created for ourselves, and more significantly, that we are going to begin to address those dilemmas as they pertain to where we live. It is a truism that all large environmental problems have a local genesis, somewhere; we are not immune from this charge. While there are no simple explanations for the dilemmas, and it will be even less simple to find ways out of them, we are fortunate to have one very practical step we can take right now that we know will foster a sustainable future. It is simple, and conservative—adopt the Environmental Resources section as a foundation for future planning decisions.

CORE RESOURCE IMPERATIVES: The centerpieces of the Greenprint vision are the remnant native prairies, wetlands, and riparian woodlands scattered about the county, the greatest share of which represent essential character-defining, or "sense of place" features of our home environment. The fact that these include what are now extremely rare ecosystems lends compelling support to the vision to consider them "core resource imperatives." They all are remnants of deep evolutionary time, and should be considered our original inheritance. They also embody the whole and healthy biological diversity that created conditions suitable for our own prosperity here. As such, it might be more appropriate to think of the wetlands, prairies, and forests as our "core life imperatives," and recognize them for what they are—signature landscapes that embody



the original essence of the place in which we live. I cannot emphasize strongly enough how important I think it is to preserve these areas for future generations.

NOTE ON WILDERNESS PARK AS A CORE IMPERATIVE: It is a popular local myth that there were no trees here when the pioneers first arrived, and that moreover, if there were any trees, they were all soon removed by the pioneers.

The evidence, however, is quite to the contrary. Even over the long course of human occupation of this territory, significant wooded areas existed in the riparian corridors. Native Americans had long used large trees as timber for earthlodge villages, a fact which, given the significant amount of timber required to build even one earthlodge, supports the long-term existence of woods in our area. One 1830s traveler in the neighborhood commented that the streams are "...always a rich forest of the deepest, rankest green. Everything marks the luxuriance of the soil, and the nourishment yielded by the streams, to the lofty trees, which hang like guardians over their waters."

This traveler could not say the same about Salt Creek *below* the saline springs (generally north and west of downtown Lincoln), and it is likely that trees were rare in the immediate vicinity of the little village of Lancaster before Lincoln was established here. We know that the woods in and around Oak Creek's confluence with Salt Creek were depleted by early attempts at establishing a "salt industry" in that vicinity. But there is ample evidence of luxurious woods to the south along what is now the Wilderness Park corridor. The 1856 Territorial Census stated emphatically that the southern part of the county was "well timbered," a statement repeated for the northern part of Clay County (in 1856, what is now Saltillo Road was the line between Lancaster and Clay counties). Furthermore, the 1857 government survey of the county delineated significant wooded areas throughout the area that now comprises the Park. There were so many trees in one area that the founders and prospective settlers of the village of Chester had planned to build a saw and grist mill on the site (roughly in the vicinity of the new Southwest High School).

Beyond these early accounts, later settlers corroborate stories of well-timbered streams. In 1864, for example, the Simmons family purchased timbered land on the east bank of Salt Creek in what is now Wilderness Park; this land has been passed-down as one of the most biologically-rich areas of the park. Even as late as 1888 and 1897 the riparian woods in the north part of the Park were still intact enough to be popular recreation areas—in those years, respectively, the Lincoln and Epworth parks were founded.

I want to emphasize that these riparian woods were/are not simply indistinguishable masses of "ordinary" trees. One of the earliest (1890s) studies of the state's biotic communities discovered such unusual biological diversity in what is now Wilderness Park that frequent reference was made to the area. Dubbed by the authors the "Otowanie Woods," this stretch (from Saltillo Road northward) was long used by the University as a biological laboratory. The tree canopy and associated understory species were considered so abundant in the report that current notions of the destruction of this

ecosystem by pioneers must be discounted as erroneous. Particularly important is the fact that some biotic communities in the Otowanie Woods were "islands" of biodiversity that must have predated the last glaciation in this area—these communities (principally the Bur Oak-Hackberry-Bitternut Hickory-Kentucky Coffee Tree associations) are simply not found elsewhere today this far to the west. They are still discernable in Wilderness Park today. The fact that they are no longer connected to their source community (the "island" aspect) indicates a diversity here that, outside of stretches along the Missouri River in southeastern Nebraska, is unique to the Lincoln area.

The plant communities of Wilderness Park have been extensively studied by a variety of public naturalists over the past three decades. Several of these naturalists have collaborated recently to produce a modern Plant Communities map. (The map is in the possession of the Parks & Recreation Department, and is presently being used to study management options in the Park. It has been digitized, and is available as "Wilderness Park Plant Associations Map," a layer in the file: plan/gis/covers/wild/kip/mike_nic.aml). Interestingly, the Otowanie islands of diversity are still present, and correspond with areas of timber delineated in 1857 by the government surveyor.

These and other delineated areas are still discernable in the Park. They significantly represent core areas of old genetic stock, a fact evident in the amount of "second" and pre-settlement growth in those areas. The genetic core areas, then, share a special character with the prairies and saline wetlands, and make Wilderness Park itself a special core or signature landscape; one that provides a particularly unique sense of place for our home environment.

HERITAGE GREENWAY: The proposed Salt Valley Heritage Greenway and expansion of Wilderness Park to the south are concepts I think are crucial to reestablishing healthy interconnections between the core landscapes, and for establishing a network of natural areas throughout the county. If there is anything we are learning from ecological research, it is the fact of fundamental interconnection among living systems. One job for our future is to restore and reconnect these systems as a basis within which to develop a sustainable way of living. The Salt Valley Heritage Greenway is an admirable and completely supportable way to begin this work.

RETAINING ECOLOGICAL CONNECTIONS: Following the spirit of the ecological vision in the Plan, and the proposal to establish a network of natural connectivity, I ask that you seek in your actions always to foster healthy connections within and between the core landscapes, and to support no action that will result in a loss of existing connectedness; whether in wetlands, prairies, or previously reserved riparian woodlands. On this principle, I propose the following:

PROPOSED CONNECTIVITY AMENDMENT: Delete all reference to and consideration of a Yankee Hill Road overpass of Wilderness Park as a study in the Mobility and Transportation section.

In addition to the many compelling reasons for deletion that have already been amply provided, please consider the following. First, construction of an overpass along this alignment would destroy one of the core areas of genetic stock in the Park, one that was delineated by surveyors in 1857 as a wooded area and one that is still a discernable area today (see "Note on Wilderness Park" section above). Such destruction runs counter to the Plan's call for the preservation of the core resource imperatives, and cannot be defended as a sustainable practice within one of Lincoln's most popular parks. Rather than thinking of Wilderness Park as a barrier to development, it is better to think of it as a creative planning opportunity.

Secondly, some proponents claim that a road will not impact the biological vitality of Wilderness Park, since the road is a bridge *over* the park. I would point out that Warlick Boulevard is a bridge over the park, and its negative impact on biological connectedness is an environmental disaster. Warlick created a significant gash through the natural community; a permanent barrier that is obvious to all who traverse the park beneath the bridge, or for several hundred feet on either side. An overpass at Yankee Hill would be as devastating or more so; the bridge, the ramps, the lighting, and the channelization would create another permanent severing of the natural system. Further stream cutting from channelization would serve only to turn the whole park into a sewer system; a replacement of the natural system.

BUFFERS: Another concept important to the Environmental Resources plan are the buffering considerations. A keystone of any natural areas protection plan is the establishment, preservation, and maintenance of suitable, naturally vegetated buffers "outside" of the protected area. Buffers act as a water quality filter for the removal or reduction of sediment, nutrients, and toxic substances found in runoff, and minimize the adverse impact of human activities on habitat within a protected area. Suitable buffers are important for the long-term health and vitality of all the core natural communities. This is true both to protect the inside from the deleterious effects of incompatible cultural practices, such as chemical, biological, or genetic pollution, and to provide sensitive species the *space* they need to thrive, *and* to protect human settlements outside the area from injury due to necessary management practices such as burning. Buffers for natural communities are no different in kind than the human need for space between neighbors. I therefore ask that you consider two amendments to enhance this aspect of the Plan:

PROPOSED BUFFER AMENDMENT (1): Change and add to the text under "Native Prairies and Grasslands," p. F61: "Smoke and biological buffers of one quarter to one half mile around these sites are desirable, as ecologically appropriate."

This amendment provides the flexibility needed to respond to particular situations associated with individual prairies, or along particular edges of particular prairies. It also acknowledges the need to protect those edges biologically as well as to protect potential future neighbors from smoke. In some situations buffers may be critical to the protection of important vistas (cf. p. F56). In most cases smoke and biological buffers will probably coincide and be sufficiently limited to one quarter mile; in others it may be desirable to protect one quarter mile of biological buffer, and one half mile of smoke buffer.

PROPOSED BUFFER AMENDMENT (2): Add text under "Greenways and Open Spaces: General," p. F62 (or wherever this is most appropriately placed): "Buffer areas should be sought, as ecologically appropriate, along Greenway stream corridors with significant natural values worthy of continued preservation, and/or to decrease impacts from adjacent future land uses; such impacts may include natural areas protection strategies and/or stormwater management considerations."

The utility and desirability of buffers along all stream corridors is well-established, not just for water quality filtering and stormwater management considerations; there is at least one other reason, and that concerns the preservation of significant natural biodiversity as it may be present along some stretches of the local riparian environment. I argue here that the exclusion of a buffer option in this subsection of the Plan emanates in part from biases concerning these environments that are not supported by evidence, such as those discussed in the section, "Note on Wilderness Park," above. Also in reference to the "Note" above, the presence of areas of rich biodiversity in Wilderness Park places these areas in relationship to the special characteristics of the saline wetlands and native prairies; they make of Wilderness Park itself a signature landscape composed of locally-unique species. Thus, buffers should be considered as a viable tool for the preservation and management of this valuable resource.

While at present this consideration pertains principally to Wilderness Park, primarily because it is the only carefully-studied riparian corridor in the county, this amendment acknowledges that flexibility is needed in order to be able to appropriately respond to the particular needs of other corridors or stretches of corridors. Buffering should be available as a management option for riparian areas and agricultural stream corridors, should other biologically-sensitive areas be identified in the future.

ENDANGERED, THREATENED, OR SEVERELY LIMITED SPECIES: It simply doesn't seem to me to be acceptable for our City to knowingly participate in actions that impact negatively upon species that are categorized as endangered or threatened, or those already severely limited by loss of habitat. The number of species already in one or more of these categories far exceeds my comfort level as a citizen of this place; and so much more so would be to cause the extinction of a species. We cannot build our own species prosperity upon the demise of another. It is inconceivable to me that we, among the most prosperous organisms on the planet, would even *think* that we couldn't afford to give other species the opportunity to thrive as well. For those species who inhabit saline wetlands and native prairies--both considered extremely rare habitats--they will survive into the future only by our will; no one else can do it for us, for we are at the limits of their livelihood. Incorporation of the Greenprint into the Plan, to the fullest extent, is the very *least* we can do right now.

COMMUNITY IMPERATIVE: In commending the work of the Greenprint Cabinet and City staff, and in urging your support, I want to close by asserting that the Greenprint IS a community-wide imperative. Together the core landscapes embody broad community interest and support. Many public and private institutions and individuals have invested much capital and even more energy toward the preservation and restoration of natural areas in our county. It is time now for government to recognize and respect this broad interest; and moreover to support it as a vision worthy of an enlightened community of diverse interests.

Thank you for your consideration,

David Murphy
1845 E Street
Lincoln 68508
402.477.4379

A handwritten signature in black ink, appearing to read 'J. Murphy', with a large, stylized flourish at the end.

PS: a source listing will be supplied upon request

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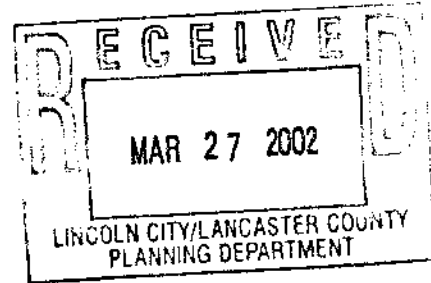
PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT
Law Firm

Gary L. Aksamit
Thomas J. Fitchett
Mark A. Hunzeker
William G. Blake
Peter W. Katt
William C. Nelson
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1045 Lincoln Mall, Suite 200
P.O. Box 95109
Lincoln, Nebraska 68509

Fax (402) 476-7465
Telephone (402) 476-7621

March 27, 2002



Greg Schwinn, Chair
Lincoln/Lancaster County Planning Commission
555 S. 10th Street, Room 213
Lincoln, NE 68508

Re: Request for amendment to the Lincoln/Lancaster County Land Use Plan

Dear Greg and Members of the Commission:

On behalf of Richard Berger, we request that Lot 12, Irregular Tracts in the Southwest Quarter of Section 36, Township 10 North, Range 5 East of the 6th P.M., Lancaster County, Nebraska, be designated as "Low Density Residential" on the Lincoln/Lancaster County Land Use Plan.

This property is on a paved road (West Van Dorn) and is in an area where water is plentiful and of good quality. The surrounding area has numerous acreage developments, and the property is at the extreme west end of "Tier II" in the proposed plan. Interestingly, there is no "Tier I" land which abuts even the eastern portion of "Tier II" in this area. So it is unclear how city utilities are expected for each this "Tier II" land at any time.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark A. Hunzeker".

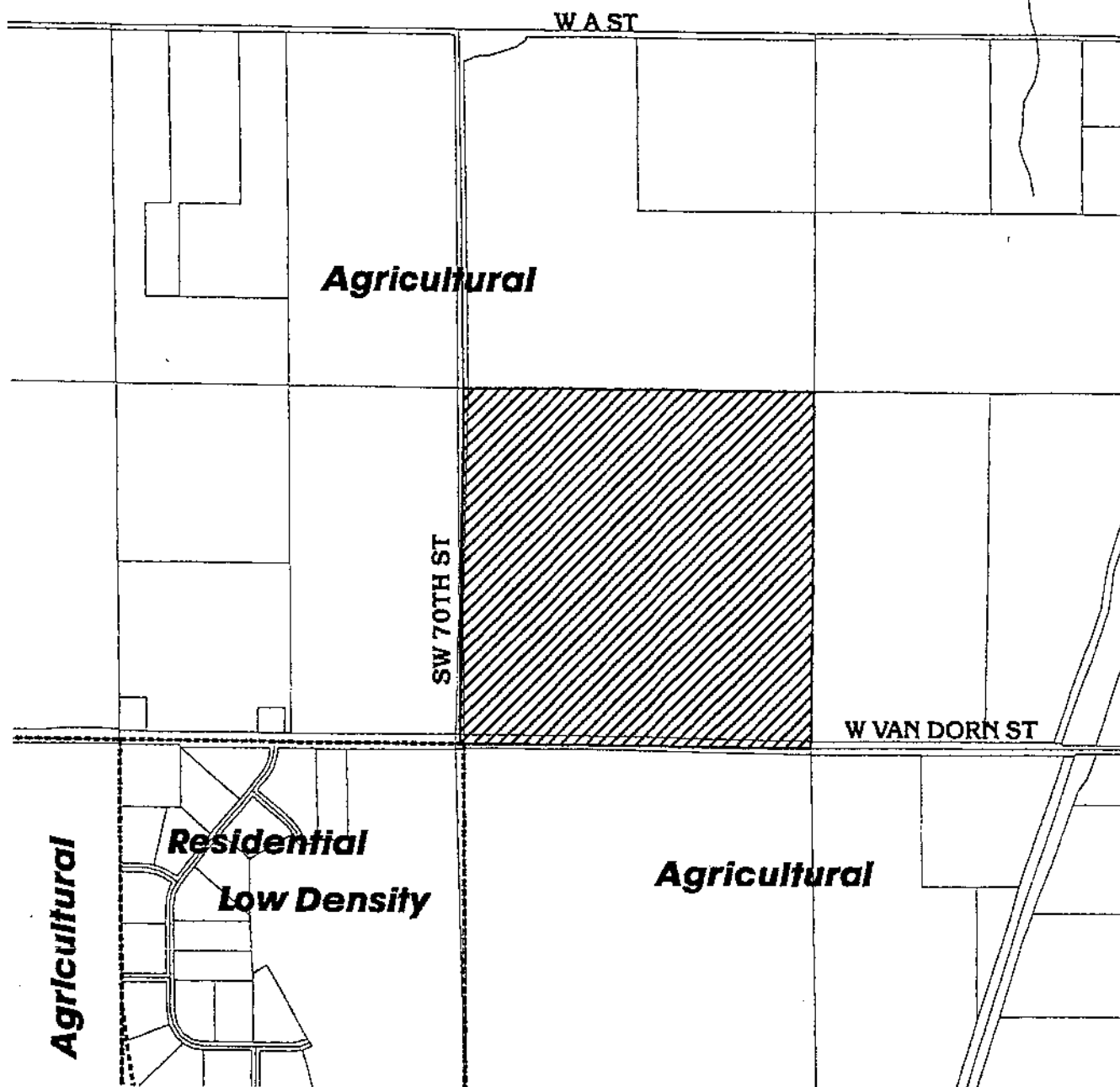
Mark A. Hunzeker
For the Firm

MAH:la

cc: Richard Berger


(G:\WPData\MH\Berger-Champoux\Planning Commission 3-27-2.ltr.wpd)





SW 70th & W Van Dorn St

Comprehensive Plan Annual Review 1997/1998

- Lincoln Corporate Limit
- Land Use Boundary
- Res** Land Use Category
-  From Agricultural to Residential Low Density



55A

PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT
Law Firm

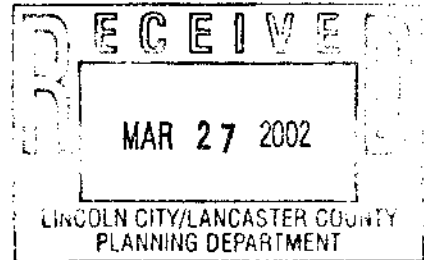
Gary L. Aksamit
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Mark A. Hunzeker
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March 26, 2002

Greg Schwinn, Chair
Lincoln/Lancaster County Planning Commission
555 S. 10th Street, Room 213
Lincoln, NE 68508



Re: Request for amendment to the Lincoln/Lancaster County Land Use Plan

Dear Greg and Members of the Commission:

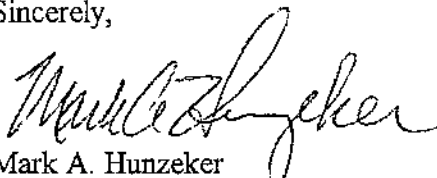
On behalf of the owners of Hidden Valley Golf Course, we request that the Lincoln/Lancaster County Land Use Plan be amended to change the designation of the golf course property from "Green Space" to "Low Density Residential". The legal description of the property is Lot 33 and the South Half of the Northeast Quarter of Section 24, T-9-N, R-7-E and Government Lots 1 and 2 and the West 60' of the East Half of the Northeast Quarter of Section 19, T-9-N, R-8-E, all located in Lancaster County, Nebraska.

The owners to re-route several golf holes to allow for development of single family and townhouse lots abutting the course. Development would be under a Community Unit Plan with community sewer system and either a community water system or water provided by Lancaster County Rural Water District No. 1.

This is a unique circumstance which provides the opportunity to accommodate low density housing in a way which will easily be assimilated into the urban area in the future.

Thank you for your consideration.

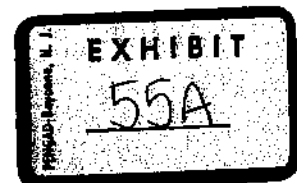
Sincerely,


Mark A. Hunzeker
For the Firm

MAH:la

cc: Paul Dietrich

(G:\WPData\MHV\Hidden Valley Planning Commission 3-26-2.ltr.wpd)





RECEIVED

NOV 20 2001

LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT

CONCEPTUAL ONLY

PINELAKE ROAD

PROPOSED DEVELOPMENT

TOWNHOME UNITS - 46
SINGLE FAMILY UNITS - 44
EXISTING RESIDENCE - 1

91 UNITS TOTAL

APPROXIMATE DENSITY

228.94 AC / 3.0 AC. = 76 UNITS
x 120% (DENSITY BONUS)
APPROX. 91 UNITS ALLOWED

TOWNHOME LOTS SIZE - 50'x140'
SINGLE FAMILY LOTS SIZE - 90'x140'

COMMUNITY

LAGOON

TOWNHOME LOTS SIZE - 50'x140'
SINGLE FAMILY LOTS SIZE - 90'x140'

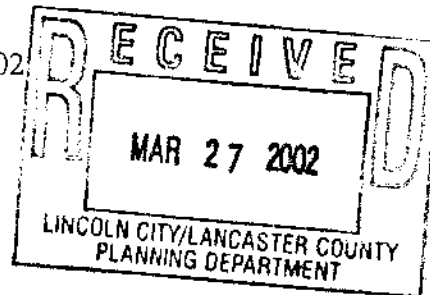
PIERSON, FITCHETT, HUNZEKER, BLAKE & KATT
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March 26, 2002



Greg Schwinn, Chair
Lincoln/Lancaster County Planning Commission
555 S. 10th Street, Room 213
Lincoln, NE 68508

Re: Request for amendment to the Lincoln/Lancaster County Land Use Plan

Dear Greg and Members of the Commission:

On behalf of Pearle Finigan, we request that Lot 6, Irregular Tracts in the Northeast Quarter of Section 15, Township 11 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska, be shown on the Lincoln/Lancaster County Land Use Plan as "Low Density Residential."

This land is already partly approved for this use, pursuant to Special Permit No. 1857, a resident Community Unit Plan. Waverly Road provides paved access to the site. There is plenty of potable water available, and there is considerable demand for acreage-type housing near Waverly. The land is shown as Tier III in the proposed plan, and thus will not present any near or immediate term obstacles to urban development.

Thank you for your consideration.

Sincerely,

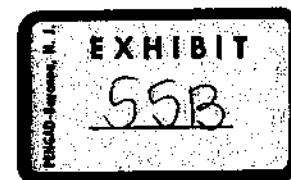
A handwritten signature in black ink, appearing to read "Mark A. Hunzeker".

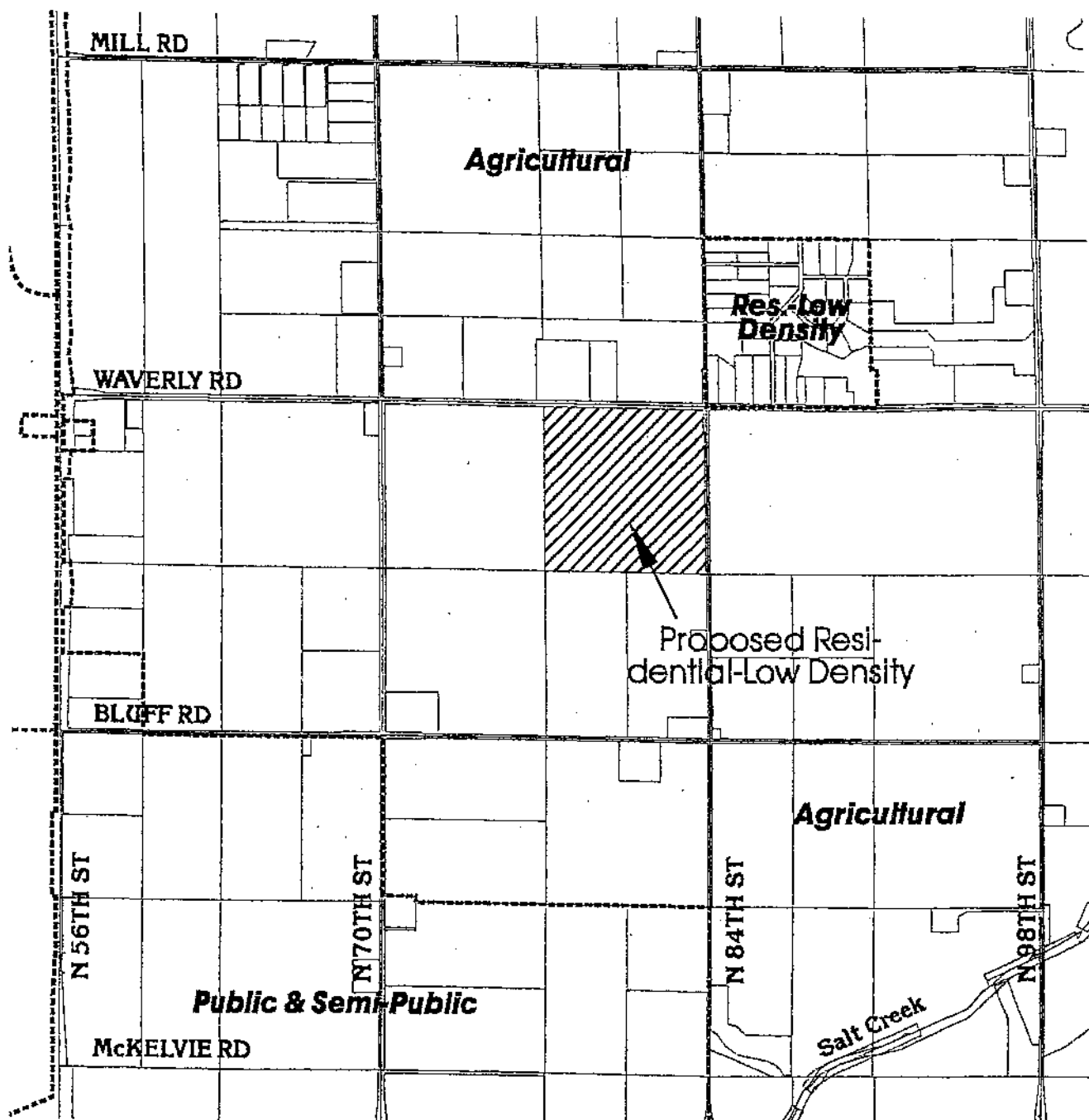
Mark A. Hunzeker
For the Firm

MAH:la

cc: Pearle Finigan




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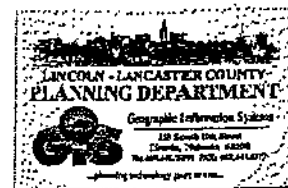


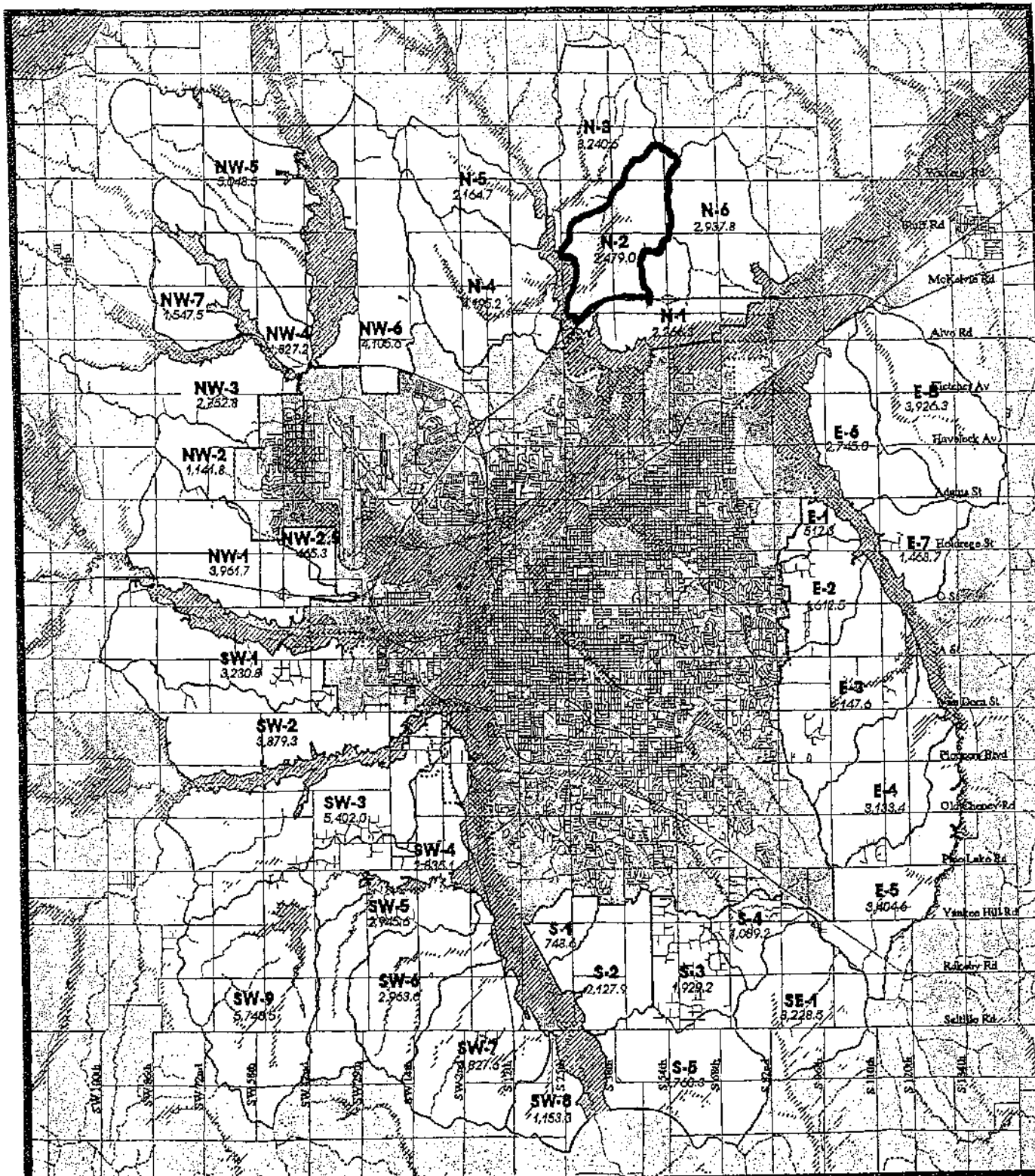


N. 84th & Waverly Rd.

Comprehensive Plan Proposal # 1

-  CPC Future Service Limit
-  Land Use Boundary
- Res** Land Use Category
-  Proposed Residential Low Density





Directional Growth: Urban Planning Zones

Ridgeline

Future Service Limit (Current)

Streams

Urban Planning Zone

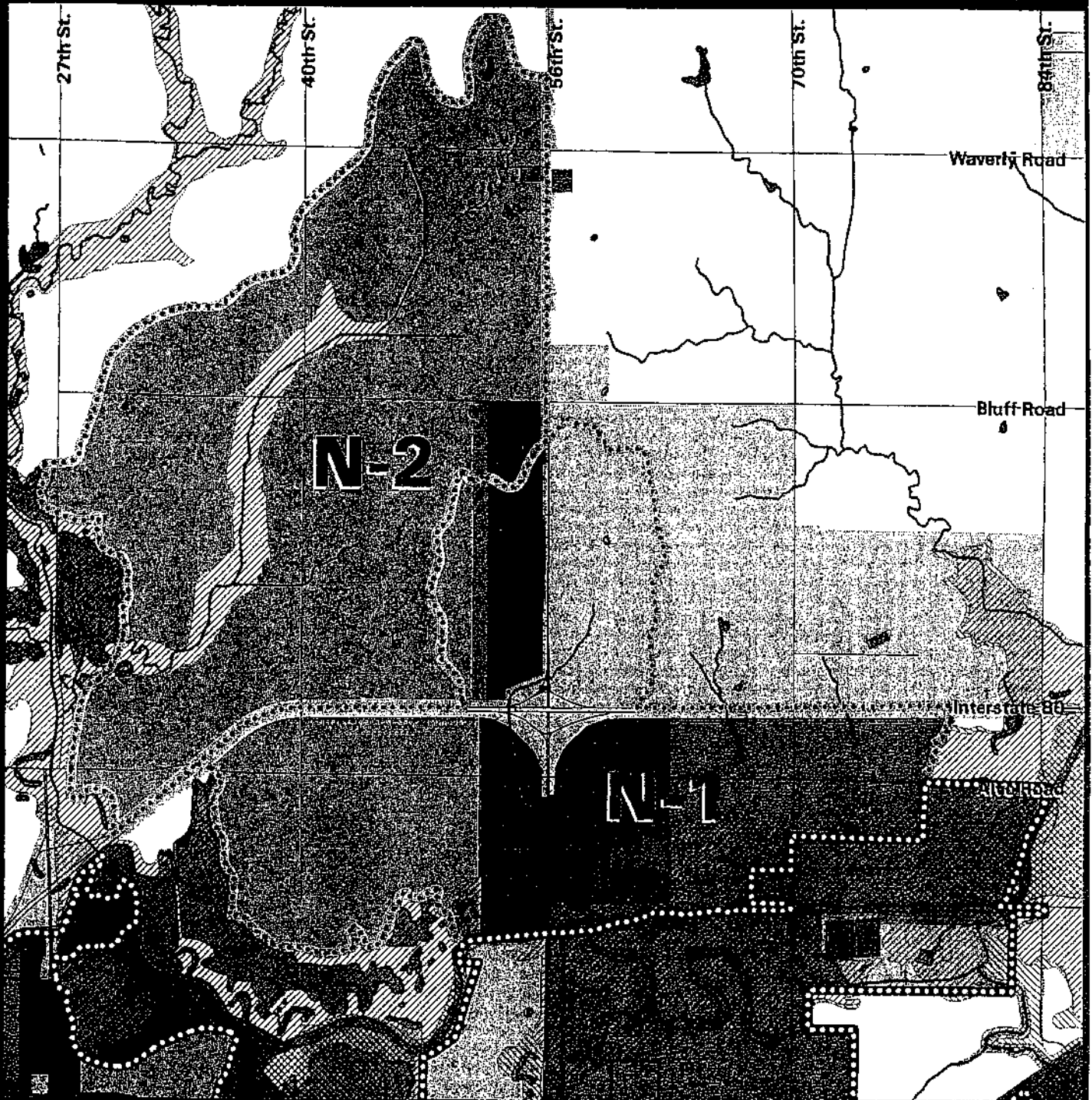
N-1 Zone Number & Acres

100 Yr. Flood Plain

Floodway

EXHIBIT

55C



North Lincoln Urban Planning Zones N-1 and N-2

Land Use Categories

	Residential, Urban		Public and Semi-Public
	Residential, Low Density		Wetland and Water Bodies
	Commercial		Natural / Environmentally Sensitive
	Industrial		Agricultural
	Parks and Open Space		

Additional Map Legend Categories

	Future Service Limit (As Approved)
	Urban Planning Zone

Floodplain

	500 Yr. Flood Plain
	100 Yr. Flood Plain
	Floodway



PC Adopted

FLOODPLAIN MANAGEMENT

I am pleased to learn that the committee that prepared this revision to the Comprehensive Plan has recognized the need to maintain floodplain land as open as possible, so that storm water draining into the streams has a place to spread out and slow down before it reaches floodplain areas that have been developed for urban uses. In particular, I am delighted to see the recommendation that the Salt Creek bottomland south of Wilderness Park be kept in farmland or added to the park. It is equally important to maintain the floodable reaches along Stevens Creek as open land for future floodwater management. Maintenance of a non-urbanized floodplain is an essential part of flood protection strategy for the city, because it provides accomodation for the high flows that must be expected every few years along streams like the ones that drain Lancaster County.

It is unfortunate that a large amount of the Salt Creek floodplain was designated for industrial and/or commercial use in past plans and practice. Because of that situation this plan includes an assumption that such uses will continue and, perhaps, be enlarged. I would hope that where these areas are on floodplain land, their expansion would be increased as little as possible. Where floodable land is urbanized, it is generally raised above the expected level of flood damage. To do this, though, results in increases in future flood heights, thus increasing the possibility of flood damage to property and structures that had been raised adequately at the time they were built, but may no longer be at an elevation that remains free of flooding.

BIKEWAYS

I'd like to express some reservations about painted bike lanes on city streets. During the years I served as a member of the Mayor's Bicycle Safety Committee (1972-1986), we looked at the use of painted bicycle lanes on streets as a way to enable bicyclists to utilize ~~along~~ the streets more safely along with automobiles. We concluded, after examining reports from cities that had adopted such bike lanes, that accidents involving autos turning into bicyclists who were going straight were more frequent than similar accidents where bike lanes were not used. As a result, we decided not to recommend that bike lanes be established on the Lincoln street system. Please reconsider this recommendation, which is in the new comprehensive plan, carefully.

William J. Wayne, Professor Emeritus, Geology UNL
1980 "C" Street, Lincoln, NE 68502-1649
476-0440

